

139.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,650,200 / 1,650,200

USE VALUE: 1,650,200 / 1,650,200

ASSESSED: 1,650,200 / 1,650,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | LINCOLN ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|---------------------------|---------|
| Owner 1: SYMONDS CAROLE A | |
| Owner 2: | |
| Owner 3: | |

| |
|-----------------------------|
| Street 1: 15 LINCOLN STREET |
| Street 2: |

| |
|-------------------------------|
| Twn/Cty: ARLINGTON |
| St/Prov: MA Cntry: Own Occ: Y |
| Postal: 02476 Type: |

| PREVIOUS OWNER |
|------------------------|
| Owner 1: MORSE HELEN - |
| Owner 2: - |

| |
|-----------------------------|
| Street 1: 15 LINCOLN STREET |
| Twn/Cty: ARLINGTON |
| St/Prov: MA Cntry: |
| Postal: 02476 |

| NARRATIVE DESCRIPTION | |
|---|--|
| This parcel contains 10,448 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 2961 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms. | |

| OTHER ASSESSMENTS | |
|-------------------|------------|
| Code | Descrip/No |
| Amount | Com. Int |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 10448 | | Sq. Ft. | Site | | 0 | 90. | 0.70 | 10 | | | | | | | | | 660,095 | | | | | | 660,100 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | User Acct | |
|------------------------------|-----------------|---------|--------|--------------------------------|-----------|------------------|-------|--|--|-------------------|--|--|--|-----------|--|
| 101 | 10448.000 | 967,200 | 22,900 | 660,100 | 1,650,200 | | | | | | | | | 89004 | |
| Total Card | 0.240 | 967,200 | 22,900 | 660,100 | 1,650,200 | Entered Lot Size | | | | | | | | GIS Ref | |
| Total Parcel | 0.240 | 967,200 | 22,900 | 660,100 | 1,650,200 | Total Land: | | | | | | | | GIS Ref | |
| Source: | Market Adj Cost | | | Total Value per SQ unit /Card: | 557.29 | /Parcel: | 557.2 | | | Land Unit Type: | | | | Insp Date | |

!10722!

PRINT

Date Time

12/11/20 01:00:05

LAST REV

Date Time

10/19/17 17:01:44

danam

10722

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

| SALES INFORMATION | | TAX DISTRICT | | PAT ACCT. | |
|-------------------|-----------|--------------|------------|-----------|------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price |
| MORSE HELEN, | 60290-132 | | 10/19/2012 | | 1,310,000 |
| EDLUND KAREN L | 43475-431 | | 8/6/2004 | | 1,230,000 |
| NYBERG JONATHAN | 31180-248 | | 3/1/2000 | | 780,000 |
| LEARY DENNIS M | 27801-510 | | 10/27/1997 | | 300,500 |
| | | | | | No No Y |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 9/27/2017 | 1264 | Porch | 26,000 | C | | | | | 1/9/2009 | Meas/Inspect | 189 | PATRIOT | | | | | | | | | | | |
| 5/30/2003 | 373 | Porch | 7,000 | | | G6 | GR FY06 | build roof over ho | 12/9/2004 | MLS | MM | Mary M | | | | | | | | | | | |
| 5/12/2003 | 346 | New Wind | 13,000 | | | | | move ft door, ins | 11/10/1999 | Meas/Inspect | 264 | PATRIOT | | | | | | | | | | | |
| 4/19/2000 | 266 | Porch | 10,000 | C | | | | SIDE PORCH TO MUD | 1/1/1982 | | MS | | | | | | | | | | | | |
| 3/6/2000 | 116 | Alterati | 15,000 | | | | | REBUILD GAR, BATH | | | | | | | | | | | | | | | |
| 8/19/1999 | 541 | Porch | 10,000 | | | | | 8X30 FRONT PORCH | | | | | | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

